

Success Story

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Lennar Mare Island Ready for Reuse

Portions of Mare Island, the former U.S. Naval shipyard in Vallejo, will soon be home to a mixed-use master planned community, complete with residential homes, commercial buildings and recreational facilities. The transfer of land was made possible by a unique public/private partnership between the City of Vallejo, the U.S. Navy and California's Department of Toxic Substances Control (DTSC). DTSC was responsible for overseeing and certifying the cleanup of contaminants on the base caused by previous military activities.

Mare Island was in continuous use as a U.S. Naval shipyard from 1854 through 1996. It is approximately 3.5 miles long and 1.25 miles wide, covering more than 5,600 acres. In 2002, two parcels with remaining environmental cleanup requirements were transferred to the State of California and the City of Vallejo, to advance civilian use. The "early transfer" of contaminated property allows conversion of the former naval shipyard to civilian use while environmental cleanup work is being completed. This early transfer approach has helped speed redevelopment and reuse of the former shipyard, and stimulated economic revitalization in the Vallejo area.

With the two significant early transfers in 2002, the Navy transferred property title and day-to-day environmental responsibility for extensive portions of Mare Island. These two parcels are known as the Eastern Early Transfer Parcel (EETP) and the Western Early Transfer Parcel (WETP). Lennar Mare Island assumed environmental cleanup responsibility for the 650-acre EETP, and initiated cleanup actions and development of the property. The State of California took title to the 2,800 acre WETP, and negotiated an agreement whereby Weston Solutions Inc. assumed environmental responsibility for the WETP. Cleanup work is necessary to make the WETP available for open space, recreational and maritime uses. The U.S. Navy retains environmental responsibility for most of the remaining areas of Mare Island.

Lennar Mare Island's 650-acre portion of the facility is in the core housing, industrial and administrative section of the former Navy base. Included in the Lennar Mare Island Reuse Plan are 1,400 homes, roughly 7 million square feet of commercial and industrial space, and many recreational amenities. When fully developed, Lennar anticipates creation of approximately 10,000 jobs.

In March, 2003, DTSC certified that all environmental cleanup activities were completed on a 50-acre portion of Lennar Mare Island known as area A3. Historically, A3 was used as firing ranges, ordnance storage, warehouse storage, and metal recycling. Contaminants that were cleaned up included lead, petroleum, and PCBs, and the area is now suitable for industrial use.



State of
California



Department of Toxic
Substances Control



In July, 2004, DTSC certified that all environmental cleanup activities were completed on a 43-acre portion of Lennar Mare Island. This area, known as area D2, was formerly Navy housing, and is adjacent to wetlands and historic dredge ponds. The area was contaminated with lead from paint on the old Navy housing structures, as well as petroleum and PCBs. Lennar plans to build more than 160 homes in the D2 area, and over 30 homes have already been sold or are currently occupied.

DTSC recently certified that all environmental clean-up activities specified in the approved remedial action plan have been completed on another 243-acre portion of Lennar Mare Island. This area, known as D1, formerly was in the central core of the shipyard and housed military personnel, as well as administrative offices and industrial buildings. Contamination that was remediated included lead, petroleum and PCBs. Touro University, which has an enrollment of 625 students, currently occupies 44 acres in area D1. The DTSC certification now allows Lennar to develop the remainder of the D1 area for mixed residential, commercial and light industrial uses.

The total cost of the environmental cleanup on Lennar Mare Island is estimated to be \$80 million.